

HAVENBRIDGE DEVELOPMENTS PTY LTD
ABN 39 693 455 122 | ACN 693 455 122 | GST Registered
Level 31, 120 Collins Street, Melbourne VIC 3000

INSTITUTIONAL CAPABILITY STATEMENT

Governance-First Housing Delivery with Community Insight

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EXECUTIVE SUMMARY

HavenBridge Developments is a specialist housing delivery partner for government, community housing providers, and institutional investors. We combine institutional-grade governance with deep community insight to deliver affordable, social, and specialist housing through disciplined, stage-gated processes.

Core Differentiator: We operate with the governance discipline of a major property institution while maintaining the community connection and agility of a specialist provider.

VERIFIED DELIVERY METRICS (DECEMBER 2025)

375 Homes Delivered
Completed + under contract

\$210M Project Value
Delivered + active pipeline

98% Stage Gate Compliance
On-time approvals rate

100% Probity Compliance
Audit-ready across all engagements

GOVERNANCE FRAMEWORK

Control Area	Implementation	Outputs
Stage-Gate Approvals	Feasibility → Approvals → Procurement → Delivery → Handover	Documented decision gates, approval registers
Risk Management	Risk registers, probity controls, conflict management	Monthly risk reports, audit trails
Reporting Cadence	Budget/program baselines, issues log, dashboards	Monthly partner reports, exception reporting
Compliance	Planning, building, safety, accessibility standards	Compliance registers, certification tracking

DELIVERY CAPABILITIES

Affordable & Social Housing

- HAFF-aligned delivery pathways
- Community consultation frameworks
- Social procurement compliance

Specialist Housing

- NDIS/SDA compliant design
- SIL accommodation
- Culturally-aligned aged care

Modular & Rapid Delivery

- 8-12 week construction timelines
- Off-site manufacturing
- Transitional housing solutions

Delivery Models

- Development Management
- Design & Construct
- Joint Ventures
- Turnkey Solutions

PARTNER PATHWAYS

Partner Type	Engagement Model	Key Documents
Government and CHIPs	Procurement-ready delivery partner for HAFF, Big Housing Build, state initiatives	Capability Statement, Risk Framework, Social Outcomes Measurement
Institutional Investors	Governance-first investment pipeline with auditable reporting	Investor Brief, Due Diligence Pack, Financial Models
Landowners	Site partnering, options agreements, joint ventures	Site Assessment Framework, JV Structures, Feasibility Templates

CONTACT INFORMATION

Government & CHP Partnerships

Email: partnerships@havenbridge.com.au

Focus: Procurement, capability alignment, social outcomes

Investor Relations

Email: investors@havenbridge.com.au

Focus: Investment pipelines, due diligence, financial reporting

Site Submissions

Email: sites@havenbridge.com.au

Focus: Land assessment, feasibility, partnership structures

General Enquiries

Email: info@havenbridge.com.au

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